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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(II)

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PARTLY WATER BODY, PARTLY BUFFER/OPEN SPACE AND RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN HYDERNAGAR VILLAGE, KUKATPALLY MANDAL, MEDCHAL - MALKAJIGIR DISTRICT.

*[Memo No. 1149 / I, /2017-4, Municipal Administration and Urban Development (II),
3rd August, 2017.]*

The following draft variation to the land use envisaged in the Notified Master Plan of Erstwhile HUDA 2021 (HMDA) of Kukatpally Segment approved vide G.O.Ms.No.288, M.A. & UD Dept., Dated: 03-04-2008, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy. Nos. 121/1 and 121/2 situated at Hydernagar Village, Kukatpally Mandal, Medchal-Malkajigir District to an extent of Ac.5.02 Gts. which is presently earmarked for Partly Water body, Partly Buffer/ Open Space and Residential use zone as per Notified Master Plan of Erstwhile HUDA - 2021 (HMDA) of Kukatpally

zone segment vide G.O.Ms.No.288, M.A. & UD, Dated: 03-04-2008 is now proposed to be designated as Commercial Use Zone and width of the proposed 100'-0" (30 mtrs) Master Plan Road passing through the site u/r is proposed to be reduced to 60'-0" (18 mtrs), **subject to the following conditions:**

- (a) The applicant shall pay Development Charges/ Publication charges to HMDA as per rules in force, before issue of final orders.
- (b) The applicant shall pay balance processing fees to HMDA before issue of final orders.
- (c) The applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
- (d) The owners/applicants shall handover the areas affected under the proposed 60 ft. (18mts.) to the local bodies at free of cost.
- (e) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- (f) NOC from Irrigation Department issued by not below the rank of Executive Engineer and NOC from Revenue Department issued not below the rank of Collector-in case land /plot located within 200 meters from the water body. Insisted as per letter No. 14048/I1/2011, Dt. 25-05-2012 of the Government (M.A. & UD).
- (g) The applicant shall submit NOC from Local Body as per the Memo.No.31738/H1/2011-4, Dt. 13-07-2012 as the change of land use proposals is from Public and semi public/open space/park and play grounds uses etc. to other uses.
- (h) The applicant has to leave a defined boundary of 9 meters/30 feet in above mentioned survey numbers for Buffer Zone / Green Belt while taking up any construction activities and no construction has to be taken up in Buffer Zone.
- (i) The Title and Land Ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/ development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (j) The owners / applicants are solely responsible for any mis-representation with regard to ownership / title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (k) The change of land use shall not be used as the proof of any title of the land.
- (l) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to require land for any public purpose as per Law.
- (m) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Sy.No. 51, 119 of Hydernagar Village.

SOUTH : Sy.No. 125 of Hydernagar Village & Kukatpally (V) Boundary.

EAST : Sy.No. 120 of Hydernagar Village & Kukatpally (V) Boundary.

WEST : Sy.Nos. 50, 51, 122, 124, 125 of Hydernagar Village.

SUNIL SHARMA ,
*Principal Secretary to Government (TR&B) &
 Secretary to Government (MA&UD) (I/C).*

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